

COUNCIL
AGENDA

APR 3, 1985
AN

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA
A G E N D A
SPECIAL COUNCIL MEETING
WEDNESDAY, APRIL 3, 1985, 9:15 AM

1. REPORTS FROM MUNICIPAL OFFICERS

R-1 MATTHEWS GROUP LIMITED

T-79046

Report dated April 3, 1985, from R. G. B. Edmunds, Commissioner of Planning, recommending that the Conditions of Draft Approval dated April 3, 1985 and the Consolidated Report dated March 29, 1985, for proposed plan of subdivision T-79046, Matthews Group Limited, be approved.

See UNFINISHED BUSINESS - UB-1.

Resolution available.

R-2 ELECTION SIGN B/L 557-78

A.01.02.01
L.09.04.01

Report dated March 28, 1985, from Mr. A. Franks, Commissioner of Building, recommending that a by-law be enacted to amend Section 3 of Election By-law 557-78, as amended, in order to permit the installation of one fascia sign with a maximum sign area equal to the length of the front of the building or building unit to which the election sign is to be attached multiplied by 0.91m (3 feet) on the premises of a candidate's Election Campaign Headquarters.

Resolution/By-Law available.

2. MOTIONS

- (a) To approved the Conditions of Draft Approval dated April 3, 1985 and the Consolidated Report dated March 29, 1985, for proposed plan of subdivision T-79046, Matthews Group Limited, be approved. (See REPORTS FROM MUNICIPAL OFFICERS - R-1, UNFINISHED BUSINESS - UB-1.)
- (b) To pass a by-law to amend Election By-law 557-78, as amended, to permit the installation of one fascia sign with a maximum sign area equal to the length of the front of the building or building unit to which the election sign is to be attached multiplied by 0.91m (3 feet) on the premises of a candidate's Election Campaign Headquarters. (See REPORTS FROM MUNICIPAL OFFICERS - R-2, BY-LAWS - 229-85.)

3. UNFINISHED BUSINESS

UB-1 MATTHEWS GROUP LIMITED

T-79046

Council, at its meeting on March 25, 1985, deferred consideration of the following to this special meeting of Council owing to a letter of objection dated March 25, 1985, received from Milac Holdings Inc.:

Report dated March 25, 1985, from R. G. B. Edmunds, Commissioner of Planning, recommending that the Conditions of Draft Approval dated March 26, 1985, and the Consolidated Report dated March 19, 1985, for proposed plan of subdivision T-79046, Matthews Group Limited, be approved (south side of Burnhamthorpe Road West, west of Hurontario Street).

See REPORTS FROM MUNICIPAL OFFICERS - R-1.

UB-2 ROADS/UNDERGROUND SERVICES - CIVIC CENTRE

C.05.14

Council, at its meeting on March 25, 1985, deferred consideration of the following to this special meeting of Council as concern was expressed regarding the proposed construction of a four lane roadway in front of the new Civic Centre. Request was made for a presentation regarding this roadway and the amount of traffic expected thereon:

Report dated March 20, 1985, from the Commissioner of Engineering and Works recommending that Contract 17 111 84127 for the construction of roads and installation of underground services for the New Civic Centre, be awarded to Fermax Paving Limited, the lowest bidder, at the tendered price of \$1,240,119.51 and that a by-law be passed authorizing execution of the contract.

A report is expected from the City Manager with respect to this matter.

UB-3 SMALL BOAT DOCKING FACILITY

E.04.01, K.13.01

The following recommendation of General Committee at its meeting on March 20, 1985 was deferred to this special meeting of Council to allow the Legal Department to advise if Ontario Municipal Board approval is required owing to the length of term of the agreement:

That the City of Mississauga enter into a license agreement with Shortwave Marine Electronics Ltd. for the operation of a small boat docking facility at J.C. Saddington Park for a period of five (5) successive seasons commencing May of 1985 and terminating in November of 1990, and that the necessary by-law be enacted authorizing execution of the Licensing Agreement between the City of Mississauga and Shortwave Marine Electronics Ltd.

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4. BY-LAWS

229-85 A by-law to amend Election By-law 557-78, as amended, to regulate election signs in the City. (See REPORTS FROM MUNICIPAL OFFICERS - R-2, MOTIONS - (a).)

5. ADJOURNMENT

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

ITEM:
FILE: T-79046
DATE: April 3, 1985

R-1

TO H. McCallion, Mayor, and Members of the City of Mississauga Council

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Conditions of Draft Approval

APPLICANT Matthews Group Limited

LOCATION Part of Lot 13, Concession 1, N.D.S.
South side of Burnhamthorpe Road West, west of Hurontario Street

NO. OF LOTS 160

ZONE Existing: R3
Proposed: RM7D5-Special Section, R3-Special Section,
DC-Special Section and O1
42.9 ha (123.3 acres)

COMMENTS It is recommended that the above-noted plan of subdivision be approved subject to the following conditions:

1. That the Financial Agreement between the City and the Developer be met by the Developer to the satisfaction of the City, prior to the registration of the plan.
2. That the Servicing Agreement between the City and the Developer be met by the Developer to the satisfaction of the City, prior to the registration of the plan.
3. To meet the requirement of section 50(5)(a) of the Planning Act, arrangements satisfactory to the City regarding the dedication of parkland and/or securities for same shall be made prior to plan registration.

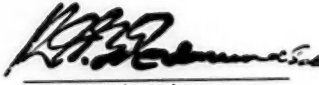
Note:

The Consolidated Report has been sent to the developer. A copy of the report is attached.

RECOMMENDATION

That the Conditions of Draft Approval dated April 3, 1985, and the Consolidated Report dated March 29, 1985, for proposed plan of subdivision T-79046, Matthews Group Limited, be approved.

✓
! RESOLUTION AVAILABLE !


R. G. B. Edmunds
Commissioner of Planning.

Copy
Approved by:
City Manager

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R-1-a

DATE: March 19, 1985
FILE: T-79046
Revised March 29, 1985

CONSOLIDATED REPORT OF THE TECHNICAL REQUIREMENTS FOR THE
DEVELOPMENT OF LANDS UNDER APPLICATION BY MATTHEWS GROUP LIMITED

LOCATION South side of Burnhamthorpe Road West, west of Hurontario Street

SECTION A - PLANNING

1. The plan to which this report refers is the plan dated October 1984, and revised in red as shown on the attached draft plan.
2. The zoning for the development of these lands shall be in force or have been approved by the Ontario Municipal Board prior to the registration of the plan.
3. The proposed streets shall be named to the satisfaction of the City of Mississauga and the Regional Municipality of Peel. In this regard, a list of proposed street names shall be submitted to the City Engineering Department as soon as possible after draft plan approval has been received and prior to any servicing submissions.
4. The Servicing Agreement is to include securities for the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.
5. Development of the subject lands shall be staged to the satisfaction of the City. Submissions will not be processed by the City Engineering Department, and preservicing of the subject lands will not be permitted, until arrangements have been made to the satisfaction of the Commissioner of Engineering and Works for the necessary outlets for the municipal services and the provision of adequate access roads to service the subject lands. In addition, preservicing of the subject lands will not be permitted until the zoning for the development of these lands is in force or has been approved by the Ontario Municipal Board. See also Section C - Engineering.
6. Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for the preservation of as many of the existing trees as possible. In this regard, the developer will be required to prepare a comprehensive arborist's report for all trees on the site with the exception of the woodlot within Block M, indicating the location, type and quality of the trees, those to be retained and the methodology proposed for their retention, including areas affected by above and below grade services. A general inventory of the woodlot in Block M is required, indicating the overall quality and general characteristics of the trees and an accurate delineation of the north and west woodlot boundaries.

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Further, a clause shall be included in Schedule 'C' of the Servicing Agreement to the effect that the future development of Block M shall provide for the retention of the woodlot.

It is the developer's responsibility to ensure that no trees are removed prior to plan registration, or during any phase of the servicing and construction of the site, without the express approval of the City. See also Section C - Engineering, Item 9.

7. Approvals of site development plans and landscaping plans by the City will be prerequisites to the issuance of building permits for Blocks G, H and I which are to be developed for apartment purposes. In this regard, population yield will be one of the criteria used in evaluating site development plans for these blocks. In addition, provision shall be made in the site plan for Block H for pedestrian access from Confederation Parkway through the block to Street B.
8. Approvals of site development plans and landscaping plans by the City will be prerequisites to the issuance of building permits for Blocks J and K, which are to be developed for commercial and school uses, respectively; for that portion of Block M which is to be developed for school uses; and for all interior lots with frontages less than 12 m (39.4 ft.) and all corner lots with frontages less than 16.5 m (54.1 ft.).
9. Site development plan approval by the City Planning Department is required for Lots 24, 25, 67, 74, 75, 99, 100, 125, 126 and 160 adjacent to Confederation Parkway and Central Parkway West. The plans shall address the noise attenuation measures required along these streets, and the location of dwellings and their relationship to Confederation Parkway and Central Parkway West. See also Item 10 below.
10. Prior to registration of the plan, master streetscape plans and detailed working drawings for Burnhamthorpe Road West, Confederation Parkway and Central Parkway West shall be submitted to and approved by the City Recreation and Parks Department and City Engineering and Works Department and shall be included in the Servicing Agreement. The plans for Confederation Parkway and Central Parkway West shall be coordinated with the required noise abatement measures along these streets.

The master plans for Confederation Parkway and Central Parkway West shall include the adjacent service road (Street E), the culs-de-sac terminating Streets F and H, and Lots 24, 25, 67, 74, 75, 99, 100, 125, 126 and 160, and shall also be approved by the City Planning Department. These plans shall, among other matters, determine dimensions of the above lots and include building envelopes, and shall make provisions for pedestrian access to Confederation Parkway from Street H and the southerly leg of Street E, and to Central Parkway West from Street F.

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The submissions for Confederation Parkway shall be in accordance with the streetscape report for this road prepared by E.D.A. Collaborative wherever possible. All streetscape works are to be carried out by the developer at his cost.

Payment in cash will be required to cover the cost of planting trees as determined by the Commissioner of Recreation and Parks on all other streets. See also Section B, Financial, Item 1(h).

11. Block E, F and N, which are required for walkway purposes, shall be transferred gratuitously to the City.
12. Fencing and planting shall be provided to the satisfaction of the City along the rear boundaries of Lots 1-24 and 126-136, all inclusive, which back onto apartment blocks; along the side boundary of Lots 1, 45, 61, 62, 142 and 143; and along the rear boundaries of Lots 40-44 which abut future walkways. See also Item 7 above.
13. Fencing and landscaping plans for Blocks E and F shall be prepared to the satisfaction of the City Recreation and Parks Department prior to registration of the plan. These works are to be carried out at the cost of the developer.
14. Clauses shall be included in the Servicing Agreement to the effect that:
 - (a) the main wall of any structure or building on Lots 1, 40 to 45, 61, 62, 142 and 143 shall not be located closer than 1.5 m (5') from any abutting designated walkway;
 - (b) the walkways over Blocks F and N need not be constructed prior to issuance of building permits for adjacent Lots 1, 142 and 143, respectively;
 - (c) the developer shall clearly sign the location of the walkways to the satisfaction of the Commissioner of Engineering and Works prior to the issuance of building permits for Lots 1, 142 and 143;
 - (d) a restriction shall be placed on the title of Lots 1, 142 and 143 to prohibit the transfer of these lots to private homeowners until the walkways have been constructed to the satisfaction of the Commissioner of Engineering and Works, and the City Clerk has provided a release on title to said restriction once it has been complied with;

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- (e) the Financial Agreement for Lots 1, 142 and 143 shall contain an advisement to the owners and future owners of these lots that they abut a walkway and of the above requirements in the Servicing Agreement.
- (f) The Financial Agreement for Lots 40-45 inclusive, 61 and 62 shall contain advisement to the owners and future owners of these lots that they abut a future walkway.
15. A clause shall be included in Schedule C of the Servicing Agreement to the effect that special buffering, which may include fencing, planting and/or berming, will be required within Block J adjacent to Street F. The details of such buffering shall be determined to the satisfaction of the Planning, Engineering and Recreation and Parks Departments and the works carried out at the developer's cost. Further, no building permit shall be issued for Block J prior to the completion of the installation of the buffer to the satisfaction of the City. In addition, arrangements shall be made to the satisfaction of the City for the proper maintenance of the buffer by the developer and subsequent owners.
16. Block J shall be developed as a Neighbourhood Commercial Centre of approximately 9 300 m² (100,000 sq. ft.) gross leasable area with the provision on the same site for the space needed for library services, day care facilities, medical offices, and similar community uses, as approved by Council on December 10, 1984.
17. As the development of Blocks G, H and I may take place well after the development of adjacent detached dwelling lots, a warning clause satisfactory to the City Solicitor is to be registered on the title of Lots 1 to 24 inclusive, Lots 126 to 137 inclusive, advising the prospective purchasers and owners of the lots of the intended use of Blocks G, H and I.
18. Block O, which is required for greenbelt purposes, shall be transferred gratuitously to the City. In this regard, the exact limits of the block shall be determined to the satisfaction of the City and the Credit Valley Conservation Authority prior to registration of the plan.
19. Prior to registration of the plan, arrangements satisfactory to the City shall be made for any landscape works or clean-up operations required within Block O, to be carried out by the developer at his cost.
20. Blocks B, I and K shall only be developed in conjunction with adjacent lands. In this regard, the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the Zoning By-law.

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21. Blocks B, C and D are reserved for future apartment and/or office development. In this regard, a clause satisfactory to the City Solicitor shall be placed on the title of these blocks to the effect that they cannot be developed until the appropriate zoning and approvals from the City are in place.
22. Block L shall be transferred gratuitously to the City for future road allowance.
- 23(a) Prior to final approval of the plan, the owner shall engage the services of a consultant to undertake a noise study to recommend noise control features to meet the noise level objectives of the City and the Ministry of the Environment to the satisfaction of the City and the Ministry.
- (b) Prior to the final approval of the plan, copies of the executed Servicing and Financial Agreements between the owner and the municipality, specifying the provisions required to implement the noise control features recommended by the noise study as approved by the City and the Ministry of the Environment, shall be forwarded to the Ministry of the Environment.
- (c) In the event that a slight noise level excess exists on the site despite the inclusion of the noise control features, the Financial Agreement shall contain the following provisions in accordance with Council's recommendation of February 13, 1978. The following provisions shall also be included on all offers of sale and purchase:

"Purchasers are advised that despite the inclusion of noise control features within this development area and within the building units, a slight noise level excess may exist and be of concern, occasionally interfering with some activities of the dwelling occupants."
- (d) Prior to final approval of the plan, the Acoustical Consultant shall update the recommendations of the Acoustical Report to coincide with the M-Plan proposed for registration.
- (e) A clause shall be included in Schedule C of the Servicing Agreement to the effect that:
 - (i) prior to the issuance of building permits for all blocks and lots, the Acoustical Consultant shall certify that the builder's plans are in accordance with the updated detailed Acoustical Report approved by the City and the Ministry of the Environment;
 - (ii) prior to the final inspection of the buildings on all lots and blocks the Acoustical Consultant shall certify that the structures are in compliance with the above-mentioned acoustical report.

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24. Blocks I and Lots 143-160 inclusive, shall be dedicated gratuitously to the City until such time as the Mary Fix Creek watercourse improvement works are completed to the satisfaction of the City and the Credit Valley Conservation Authority. These lands shall be returned to the developer upon completion of the required works.
25. Prior to registration of the plan, a detailed engineering submission shall be prepared to the satisfaction of the City and the Credit Valley Conservation Authority which will outline:
 - (a) the means whereby stormwater will be conducted from the site to a receiving body (pre- and post-development flows shall be submitted in order to ascertain which methods of stormwater management will be required); and
 - (b) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.

In this regard, the appropriate permits will be required from the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80 (the Fill, Construction and Alteration to Waterways Regulations) for any works below the Regional Storm Floodline of the Mary Fix Creek.
26. The Servicing Agreement shall contain provisions to the satisfaction of the Credit Valley Conservation Authority and the City wherein the owner agrees to carry out or cause to be carried out the requirements noted in Items 24 and 25 above.
27. Prior to registration of the plan, satisfactory arrangements shall have been made with the Peel Board of Education and/or the Dufferin-Peel Roman Catholic Separate School Board, for the acquisition, or reservation for future acquisition, of Block K and a portion of Block M for school purposes.
28. Prior to registration of the plan, arrangements shall have been made to the satisfaction of the Dufferin-Peel Roman Catholic Separate School Board to ensure that Block K when combined with the lands to the east conforms to the Board's latest site policy and requirements.
29. The Financial Agreement and all offers of sale and purchase shall contain the following provision:

"Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated at temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

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30. The Servicing Agreement shall contain a clause satisfactory to the Peel Board of Education, that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.
31. The Financial Agreement and all offers of sale and purchase within a period of five years from the registration of the plan shall contain the following provision:

"Whereas, despite the efforts of the Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy."
32. Prior to registration of the plan, the developer shall enter into an agreement to erect signs on the sites designated for school purposes stating that there is no commitment for construction for such schools and referring enquiries to the appropriate School Boards. Both form and wording of the signs shall be to the satisfaction of the appropriate School Board.
33. Prior to City Council execution of the Servicing Agreement, the developer shall erect signs on Blocks M (park/school), J (commercial) and G, H and I (apartments), indicating the future use of the blocks and the name and telephone number of the City of Mississauga Department where additional information is available. The Servicing Agreement shall contain a provision requiring the developer to maintain the signs.
34. Prior to any preservicing of or construction on the site, hoarding shall be erected around the western and northern perimeters of the woodlot within Block M, and along the western edge of the Confederation Parkway right-of-way adjacent to the woodlot. This shall remain in place and in good repair throughout all phases of the construction and servicing of the site.
35. Prior to registration of the plan, the City and the appropriate School Boards shall determine whether temporary and/or permanent sidewalks and/or walkways are required to provide pedestrian linkages to the school facilities. In this regard, the appropriate clauses shall be included in the Servicing Agreement.

R-1-L

36. Parkland is required for this application at the rate of 1 ha (2.471 ac.) per 300 units for residential lands and 2% of the area of commercial lands. In addition, parkland owing for the development of the owner's lands within Registered Plan M-492 shall be dedicated to the City within this plan, as shall the parkland dedication for the Matthews proposed plan of subdivision under File T-79047. This parkland will form part of the district park required in this area; there may be additional parkland required within Block M over and above the statutory parkland dedication requirement. Prior to registration of the plan, the amount and precise location of parkland to be dedicated for these three subdivisions shall be determined to the satisfaction of the City in consultation with the Matthews Group, Milac Holdings and Rogers Telecommunication, and shall be dedicated to the City as a portion of Block M. Arrangements shall also be made to the satisfaction of the City for City acquisition of the additional parkland, if required, prior to registration of the plan.

In the event that the location and configuration of the required park block is not resolved prior to plan registration, arrangements shall be made, including whatever legal agreements and securities may be necessary, to the satisfaction of the City for the acquisition of the required parkland.

37. Prior to registration of the plan, arrangements satisfactory to the City shall be made for the preparation of a park/school master plan for Block M and detailed working drawings for the block in accordance with the approved master plan, and for the development of the dedicated park portion of the block at the developer's cost.
38. The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern including intersection alignments may be required.
39. Prior to registration of the plan, the developer shall make a contribution to the City towards the construction of a grade-separated pedestrian crossing over Burnhamthorpe Road in accordance with the provisions of the City Centre Secondary Plan. The amount of the contribution shall be determined to the satisfaction of the City.

SECTION B - FINANCIAL

- I. Payments to be made to the City, Hydro Mississauga and/or the Region of Peel
- (a) Financial contributions to the City in accordance with the agreement dated May 12, 1978 between the City and S. B. McLaughlin Associates Limited, subject to any additions or amendments as provided for in this report.
- (b) A General Government Levy to the City of \$174,000.00 (subject to further negotiation between the City and the developer).
- (c) Financial contributions in accordance with current Regional development levies.

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- (d) Financial contributions are required in connection with the supply of hydro facilities. These contributions vary with different types of development and the hydro service to be provided, and will be determined by negotiation between the developer and Hydro Mississauga, prior to registration of the subdivision plan.

In this regard, it is noted that the policy of Hydro Mississauga, relative to the provision of residential services is that all electrical circuits, including streetlighting, be placed under-ground at the expense of the developer, subject to an agreement between the developer, the City and Hydro Mississauga.

In this regard, it is noted that the policy of Hydro Mississauga, relative to the provision of industrial and commercial services is as follows:

- (i) That all electrical circuits, including streetlighting, in industrial and commercial developments for which site development plan approval is required, be placed underground, at no cost to the City of Mississauga for streetlighting, and the cost of electrical circuitry be subject to agreements between the developer, the City and Hydro Mississauga at the time of draft plan approval.
- (ii) That all electrical circuits, including streetlighting, in other industrial and commercial developments not be required to be placed underground, but that the cost of this work be at the expense of the developer and subject to agreements between the developer, the City and Hydro Mississauga.

The City will be collecting an Impost Levy on behalf of Hydro Mississauga in accordance with Council recommendation of July 15, 1981.

- (e) To meet the requirement of Section 50 (5)(a) of the Planning Act, arrangements satisfactory to the City regarding the dedication of parkland and/or securities for same shall be made prior to plan registration. See also Section A, Planning, Item 36.
- (f)(i) A fee for engineering and inspection services, provided by the City Engineering Department to be in accordance with City policy and to be determined as a percentage of the total estimated value of services to be assumed by the City.
- (ii) A fee for engineering services provided by the Regional Municipality of Peel Department of Public Works for services to be assumed by the Regional Municipality. The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the amount and payment procedure with respect to this fee.

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- (g) A fee for planning services provided by the City Planning Department to be determined in accordance with the latest planning processing fee schedule immediately prior to the City Planning Department's release of the plan for registration.
- (h) Payment of current property taxes and all outstanding assessments which have been levied against the property.
- (h) Payment in cash or securities in the Servicing Agreement are required to cover the cost of planting trees on Streets A-H and Block L in accordance with current City standards and specifications. See also Section A - Planning, Item 10.

2. Insurance

The owner, while under agreement to provide services within this plan, must provide a comprehensive insurance policy naming the City and the Region of Peel as co-insured, for liability and property damage in the amount of \$2,000,000.00. This policy must cover blasting operations and be paid up for a minimum of three years or as otherwise approved.

3. Financial Guarantee

In order to guarantee the financial stability of the owner to provide the requisite services, satisfactory securities to the City equal to the estimated cost of services, must be furnished prior to the execution of the Servicing Agreement.

SECTION C - ENGINEERING

- 1. The developer is to pay to the City at the time of registration a Major Watercourse Improvement Levy of \$3,205.61 per acre, adjusted annually on April 1st in relation to the Southam Construction Index, for 74.5 ha (184 acres) of land owned by the Matthews Group in the Dundas-Fairview Community, in the form of a letter of credit. It should be noted that in prepaying the major watercourse levy for the 31.6 ha (78 acres) of land yet to be developed, acknowledgment will have to be given that the major watercourse levies on the 31.6 ha has been prepaid by Matthews.

Further, all internal storm drainage works within the plan are to be at the Matthews Group's expense.

- 2. The developer is to pay the Major Road Improvement Levy of \$3,205.61 per acre, adjusted annually on April 1st in relation to the Southam Construction Index, for all lands within the plan. In addition, all internal roads in the subdivision are to be constructed at the developer's expense.

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3. Maintenance Guarantee

- (a) The developer shall maintain all underground services and works for a period of one year from the date of acceptance of those services by the Region and/or the City. Prior to the completion of the maintenance period, the developer shall correct any deficiencies reported by the Region and/or the City.
- (b) The developer shall maintain all roads up to base course asphalt, including curb base, for a period of three years from the date of acceptance of those services by the City. All other above ground works shall be maintained by the developer for a period of one year after acceptance.

4. Standards

All underground and above-ground services shall be designed and constructed in accordance with the current specifications, standard drawings and design criteria of the City of Mississauga.

Further, when appropriate the Servicing Agreement shall also reflect that the internal servicing of all apartment and multiple-family blocks will be in accordance with City standards and requirements.

5. Servicing Agreement

The applicant will be required to enter into a Servicing Agreement with the City for the construction of municipal services associated with this plan. These services shall be constructed in accordance with the latest standards and requirements.

6. Storm Drainage

There are two storm sewer outlets for this plan. All lands north of Central Parkway, including the Central Parkway road allowance, plus the westerly half of Block M, are to drain to the Mary Fix Creek by way of a trunk storm sewer to be installed by the developer along Central Parkway and along the westerly side of Block M to the westerly edge of this development. Securities for the construction of the storm sewer trunk, plus easement acquisition and any outlet works, between the westerly edge of the plan and the Mary Fix Creek are to be provided to the City's satisfaction. These outlet works are to be scheduled in such a manner as to complement development to the west.

Confederation Parkway south of Central Parkway, and the easterly portion of Block M are to drain to a storm sewer to be installed on Confederation Parkway within the Testimony proposed plan of subdivision under File T-78074. Since this part of T-79046 is dependent on the servicing and the construction of Confederation Parkway, the servicing and registration of this plan are not to take place until arrangements satisfactory to the City are made to ensure that the proper outlet is provided and that Confederation Parkway is constructed through T-78074 to the existing portion of Confederation Parkway.

R-1-L

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The post-development drainage for the development of the lands north of Block 238, T-78074 and south of Burnhamthorpe Road West is to be accommodated through this plan and diverted to the Mary Fix Creek via the Central Parkway West storm sewer system.

The storm drainage of Block L is to be directed to the proposed storm sewer located on Street N of T-78074 and then out to Confederation Parkway in T-78074. Connections to the east side of Block L are to be installed to the City's satisfaction to compliment the future lotting within T-78074. The storm sewer to be installed in Block L is to be sized to accommodate the post-development drainage of Block 237, T-78074.

Temporary outlet and siltation controls are to be incorporated into this development's servicing to the satisfaction of the City and the Credit Valley Conservation Authority.

With the enclosing of the Mary Fix Creek through the Rogers proposed plan of subdivision under T-80047, an overland flow route will be required. This route is to be located entirely within T-80047 on public lands owned by either the City or a school board (with easements in favour of the City).

Storm sewer works including connections to each lot and building block shall be constructed in accordance with the current City subdivision requirements.

All storm sewers shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner of Engineering and Works.

7. Water

The plan has been considered by the Regional Municipality of Peel Department of Public Works and approved subject to the usual agreements.

Watermains and appurtenances shall be constructed on all streets within this proposed plan of subdivision. A separate water service connection shall be provided to the street line for each lot or building block.

Water is available on Burnhamthorpe Road and in conjunction with T-78074 to the east, subject to the construction of a 600 mm (23.6 in.) diameter watermain on Rathburn Road.

The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the precise extent of their requirements.

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8. Sanitary Sewers

Sanitary sewers with connections to each lot and building block are required in accordance with the current Regional Municipality of Peel Department of Public Works standards and requirements.

Where required by the Commissioner of Public Works, sanitary sewers shall be designed in such a manner and be of adequate size and depth to service adjacent lands.

Sanitary sewers will require the extension of the sub-trunk from Parkerhill Road south of the Canadian Pacific Railway tracks. External easements will be required.

Prior to the registration of the plan, the Region of Peel is to confirm to the City that all portions of the plan have adequate water and sanitary servicing.

9. Site Drainage

The developer will be responsible for the proper drainage of all lands within the plan and all lands abutting the plan. An overall lot and/or block grading plan must be prepared by the developer's Engineer in accordance with the City standards and form part of the Servicing Agreement. Every attempt is to be made by the developer's consulting engineer to ensure that each lot with a side yard setback less than 1.8 m (5.9 ft.) on one side is "split-draining", with the rear lot drainage being directed to a catchbasin system to the satisfaction of the City.

Minimum grade changes should occur in areas where trees are to be retained. See also Section A - Planning, Item 6.

10. Roads

- (a) All internal roads shall be constructed by the developer and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest City standards and requirements.

DATE: March 19, 1985
FILE: T-79046

R-1-n

- (b) The following is a summary of the various classifications of the roads associated with the plan:

<u>Name</u>	<u>Classification</u>	<u>No. of Lanes</u>	<u>R.O.W. Width</u>
Burnhamthorpe Road West	Major Arterial	6	61 m (200.1')
Confederation Parkway (from the south limit of the plan to 70 m (229.6 ft.) south of Street B)	Major Collector	5	30 m (98.4')
Confederation Parkway (from 70 m south of Street B to Burnhamthorpe Road)	Major Collector	7	40 m (131.2')
Central Parkway West	Major Collector	4	30 m (98.4')
Streets 'A' & 'B'	Collector	5	26 m (85.3')
Streets 'C' to 'H' incl.	Local Residential	4	20 m (65.6')

The above are basic road allowance widths. Additional rights-of-way may be required for tapers and storage lanes at intersections. These are to be determined by the City at the time of the first engineering submission.

- (c) Block L is to be dedicated gratuitously to the City for a future road allowance of 17 m (55.8 ft.) in width, with a 0.3 m reserve separating it from the abutting rights-of-way of Confederation Parkway and Central Parkway. The developer of T-78074, Phase I, Testimony Investments, will be responsible for the complete servicing and construction of this road prior to the development of Block 242 in T-78074.
- (d) The City has constructed Confederation Parkway from its intersection with Fairview Road southerly to Hillcrest Road, including a grade separation at the Canadian Pacific Railway tracks. In this regard, the applicant has paid \$223,000.00 towards the construction of the Confederation Parkway/Canadian Pacific Railway Grade Separation. Such amount is over and above any funds to be paid by the Matthews Group for Major Road Improvement Levies.
- (e) It will be the developer's responsibility to construct all internal roads to the City's satisfaction at his cost.
- (f) All construction access is to be via Burnhamthorpe Road and Confederation Parkway.
- (g) Temporary culs-de-sac, of a size satisfactory to the City, are to be constructed at the easterly ends of Streets B, C and E and at the westerly ends of Street B and Central Parkway West.

R-1-a

-15- DATE: March 19, 1985
FILE: T-79046

Lands affected by the construction of the temporary culs-de-sac, as determined by the City, are to be dedicated to the City. These lands are to remain with the City until such time as the respective street is extended legally and physically.

- (h) Proposed Street A is to align directly across from the most westerly Square One access road to the City's satisfaction.
- (i) The widenings on the south side of Burnhamthorpe Road West must reflect the planned 61 m (200 ft.) right-of-way as per the City Centre Secondary Plan and as illustrated on Plan X15753 as prepared by the City Engineering Department.
- (j) Prior to registration of the plan, the applicant is to make a cash contribution to the City, in accordance with Council's policy, for:
 - (a) traffic signals at Confederation Parkway and Central Parkway, at Confederation Parkway and Burnhamthorpe Road West, at Confederation Parkway and Street B, and at Streets A and B;
 - (b) modifications to the traffic signals at Street A and Burnhamthorpe Road.

The amount of these contributions is to be determined at the time of the first engineering submission.

In addition to the above, the underground conduit works relative to the intersections of Confederation Parkway and Street B, Streets A and B, and Confederation Parkway/Central Parkway are to be installed to the City's satisfaction prior to base course asphalt installation.

- (k) The applicant will be responsible for any intersection improvements to Burnhamthorpe Road West at Confederation Parkway. Such improvements are to be undertaken at the developer's expense with no levy credit since these improvements are site specific and not included in levy calculations.
- (l) The connecting roads shall be located such that they align precisely with their continuation beyond the subject lands.
- (m) Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands to be undertaken at the developer's expense.
- (n) During engineering processing, the City Engineering Department will determine the location of the driveways for lots at the intersections of local and collector roads.

R-1-p

- (o) Prior to registration of the plan, satisfactory arrangements shall have been made to ensure the clean-up of all materials tracked onto existing and proposed roads by vehicles used in conjunction with building operations on the subject lands (re mud tracking and dust control).

- (p) See also Section A - Planning, Item 38.

11. Sidewalks

Concrete sidewalks shall be constructed in accordance with the latest City standards and requirements.

12. Walkways

A standard 3 m wide concrete walkway with fencing and lighting is required on Block N. See also Section A, Planning, Items 11 and 12. All walkways are to be constructed by the applicant to the satisfaction of the City.

13. Streetlighting

Streetlighting shall be provided in accordance with the latest City standards and requirements.

14. Signs

All street and traffic signs required within this proposed plan of subdivision shall be supplied and erected by the applicant.

15. Landscaping

All portions of road allowances not covered by roads and sidewalks shall be fully sodded with No. 1 nursery sod and shall be considered as part of the construction costs.

Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for the grading, topsoiling and sodding of all the residential lots including the placement of 150 mm (6") of granular material on the driveways. The developer is responsible for these works after building on the lots is completed, and for the provision of securities to ensure that these works are completed as and when deemed necessary by the City. A security of \$100,000.00 is to be posted with the City for these works, which will not be reduced until all but 45 lots have been completed to the satisfaction of the City.

Blocks B, C, D and I and all other blocks for which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Engineering and Works.

R-1-g

-17- DATE: March 19, 1985
FILE: T-79046

Future parkland - part of Block M and excluding the woodlot - shall be graded, levelled with top soil and sodded. Specifications for this work are to be prepared by the City Engineering Department and the City Recreation and Parks Department and included in the Servicing Agreement.

School Blocks K and a portion of Block M shall be rough graded to elevations satisfactory to the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board, whichever is applicable.

16. Land Dedications

- (a) Sufficient rights-of-way for all roads within the plan in accordance with the widths specified under Section C - Engineering, Item 10 shall be dedicated as public highway on the proposed plan for registration.

The widenings required at intersections for vehicular channelization and at locations specified for bus bays are to be to the latest City standards and requirements.

- (b) 7.5 m (24.6 ft.) sight triangles at the intersections of Streets C and F with Confederation Parkway and Street H with Central Parkway West shall be dedicated as public highway.
- (c) Securities are to be provided to the City to ensure that Block I and Lots 143-160 inclusive are maintained to the satisfaction of the City. (See also Section A, Planning Item 24).

17. Easements

Any external easements required to service the property must be obtained by the applicant and conveyed gratuitously to the City or the Regional Municipality of Peel prior to any servicing submission being made to the City Engineering Department.

All easements within the plan which are required for proper servicing of the land, shall be transferred to the City or the Regional Municipality of Peel.

18. Utilities

The applicant, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to the signing of the Servicing Agreement for residential development, the developer must submit in writing evidence to the Commissioner of Engineering and Works that he has made arrangements with the Bell Telephone Company, the Cable T.V., and the Hydro for the installation of their cable in a common trench, in the prescribed location on the road allowance for the plan of subdivision.

R-1-2

DATE: March 19, 1985
FILE: T-79046

-18-

The requirements of Hydro Mississauga with respect to easements shall be met prior to the registration of the plan.

The applicant should contact Hydro Mississauga to determine the precise extent of their requirements.

See also Section B - Financial, Item I(c).

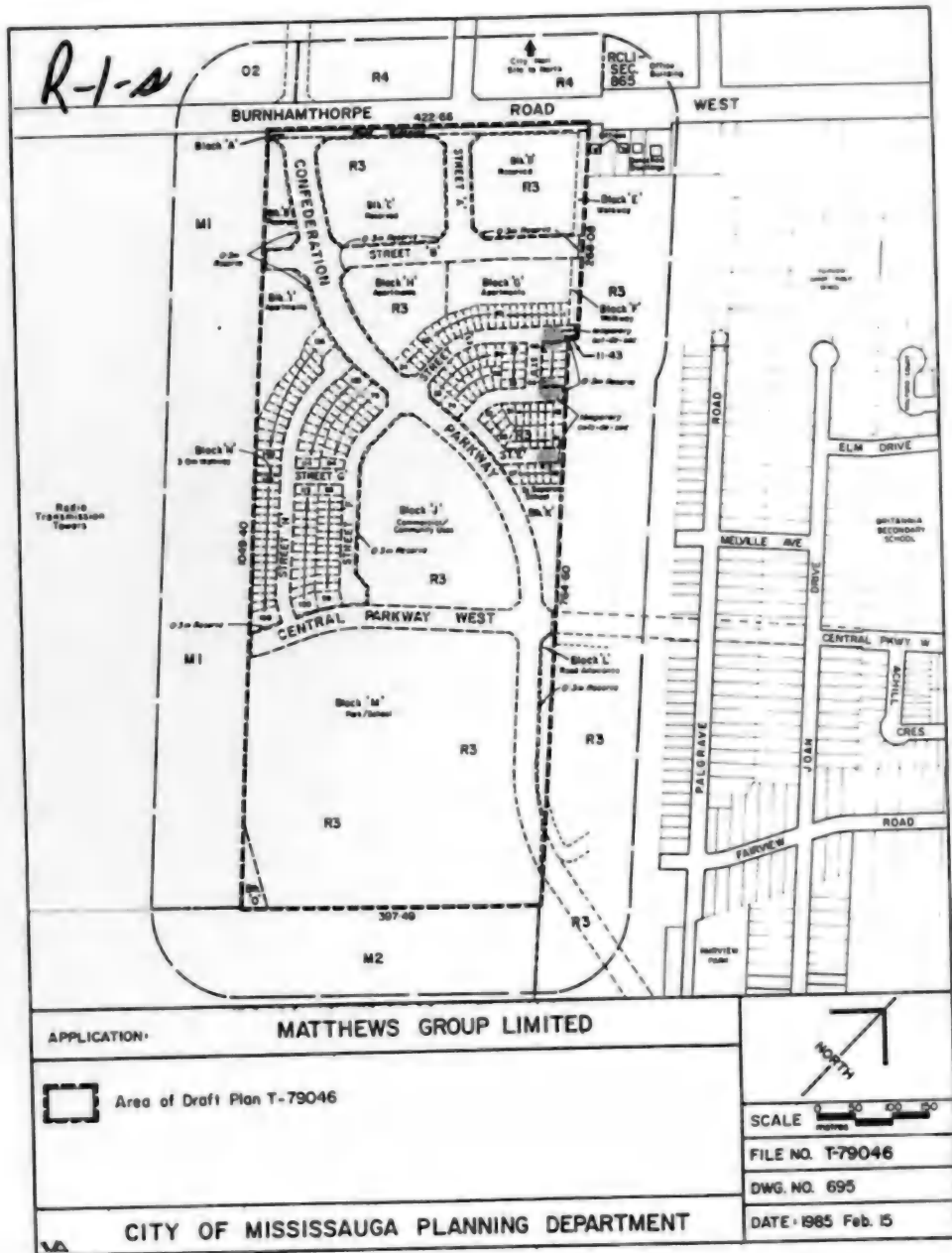
19. 0.3 m (1') Reserves

0.3 m (1') reserves as shown on the attached plan shall be transferred gratuitously to the appropriate authority.

20. On-Street Parking

The general aboveground plans included with the first engineering submission are to depict driveway locations such that, wherever possible, an on-street parking spot with a minimum length of 6.1 m (20 ft.) is provided in front of each pair of lots.

THE REQUIREMENTS OF THIS REPORT WILL BE EFFECTIVE FOR ONE YEAR SUBSEQUENT TO DRAFT APPROVAL BY THE REGION. AFTER THIS DATE A REVISED CONSOLIDATED REPORT WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING AND LEVY REQUIREMENTS MENTIONED IN THIS REPORT, THE STANDARDS AND LEVIES IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.





City of Mississauga

MEMORANDUM

R-2

To: Mayor and Members of Council
From: A. Franks,
Commissioner, Building, Zoning & Licensing
Building Department.

Dept:

Dept:

2722
MAC 28 1005
A-01-02-01
L-09-04-01
CITY OF MISSISSAUGA

March 28, 1985.

DATE APR 3 1985

SUBJECT: Election Sign By-law 557-78 as amended.
ORIGIN: General Committee Meeting of March 26, 1985.
COMMENTS: Councillor Cook requested that the maximum permitted Election Sign area of sixteen (16) square feet be increased in order to permit fascia signs at Election Campaign Headquarters having the same area as is permitted under the permanent Sign By-law #49-81. A fascia sign is defined as:-

"fascia sign" means a single faced sign affixed to the wall of a building, projecting out therefrom not more than twenty four (24) inches (60.96 cm) and with the sign face parallel to the wall of the building."

Section 3(a) of the Election Sign By-law states:-

"No person shall affix, erect or otherwise display an election sign or permit to be affixed, erected or otherwise displayed any election sign which is greater than sixteen (16) square feet in area."

In short it is sixteen square feet maximum sign area for any Election Sign.

In the majority of land uses under permanent Sign By-law #49-81, fascia signs are permitted having a maximum sign area equal to the sum of the length of front of the unit multiplied by 0.91m (3 feet). An example would be 20 feet of store front x 3 feet = 60 square feet of sign area.

Councillor Cook stated that this difference in sign areas was inequitable since an Election Campaign Headquarters located in a plaza could only have a fascia sign of sixteen (16) square feet, whereas a Gift Shop next door could in most instances have a fascia sign of sixty (60) square feet.

Cont.....

✓
! RESOLUTION/BY-LAW AVAILABLE !


R-2-a

Mayor and Members of Council.
Page 2.....

March 28, 1985.

COMMENTS Cont... We concur that when the sixteen square feet sign area maximum is applied to an Election Campaign Headquarters it is not equitable and the Election Sign By-law should be amended to permit a greater Election Sign area for a candidate's Election Headquarters located within a plaza.

- RECOMMENDATION:
1. That a by-law be enacted to amend Section 3 of Election By-law 557-78 in order to permit the installation of one (1) facia sign on the premises of a candidate's Election Campaign Headquarters.
 2. The facia sign shall have a maximum sign area equal to the sum of the length of the front of the building or building unit to which the sign is to be attached multiplied by 0.91m (3 feet).


A. Franks,
Commissioner,
Building, Zoning and Licensing.

AF/pw

c.c. E. Halliday.

Kac.
Approved
City



City of Mississauga

MEMORANDUM

Our file : 11 141 00010
17 111 84127

R-3

To: Mayor and Members of Council
From: W. P. Taylor, P. Eng.,
Dept: Engineering & Works Department

APR 3 1985

March 29, 1985

SUBJECT: Construction of roads and installation of underground services for the New City Centre.

ORIGIN: Council Meeting of March 25, 1985.

COMMENTS: The attached report dated March 20, 1985 was deferred on March 25, 1985 for a report on the rationale for City Centre Drive along the south boundary of the New City Centre site.

This proposed roadway through the City Centre site is in conformance with the approved City Centre Secondary Plan, which shows City Centre Drive extending westerly to Confederation Parkway. The concept is shown on Schedule 3 (copy attached) and is designated a major collector. We feel that this extension is required from a transportation standpoint.

The design competition for new City Centre shows this road in the urban design diagram on Page 27 of the "excerpts from competition brief" of the document entitled "MISSISSAUGA CITY HALL, A CANADIAN COMPETITION". Also in the same document, after Page 147, this road is again shown, with the City Centre Square using this road for pedestrian and vehicular access.

Last Fall, at the time of a Council presentation by Jones & Kirkland, the need for this road was again reviewed. Staff at that time, again felt that this road was necessary as it provided the prime pedestrian access to the City Centre Square and provided the only practical area for tour buses and citizens to park during the day while making short term visits to the site. In addition, it was felt a direct connection of this road to Confederation Parkway would provide better access to both the new City Centre and Square One.

RECOMMENDATION:

Approved by:
City Manager

cc : E. Halliday

RESOLUTION/BY-LAW AVAILABLE :

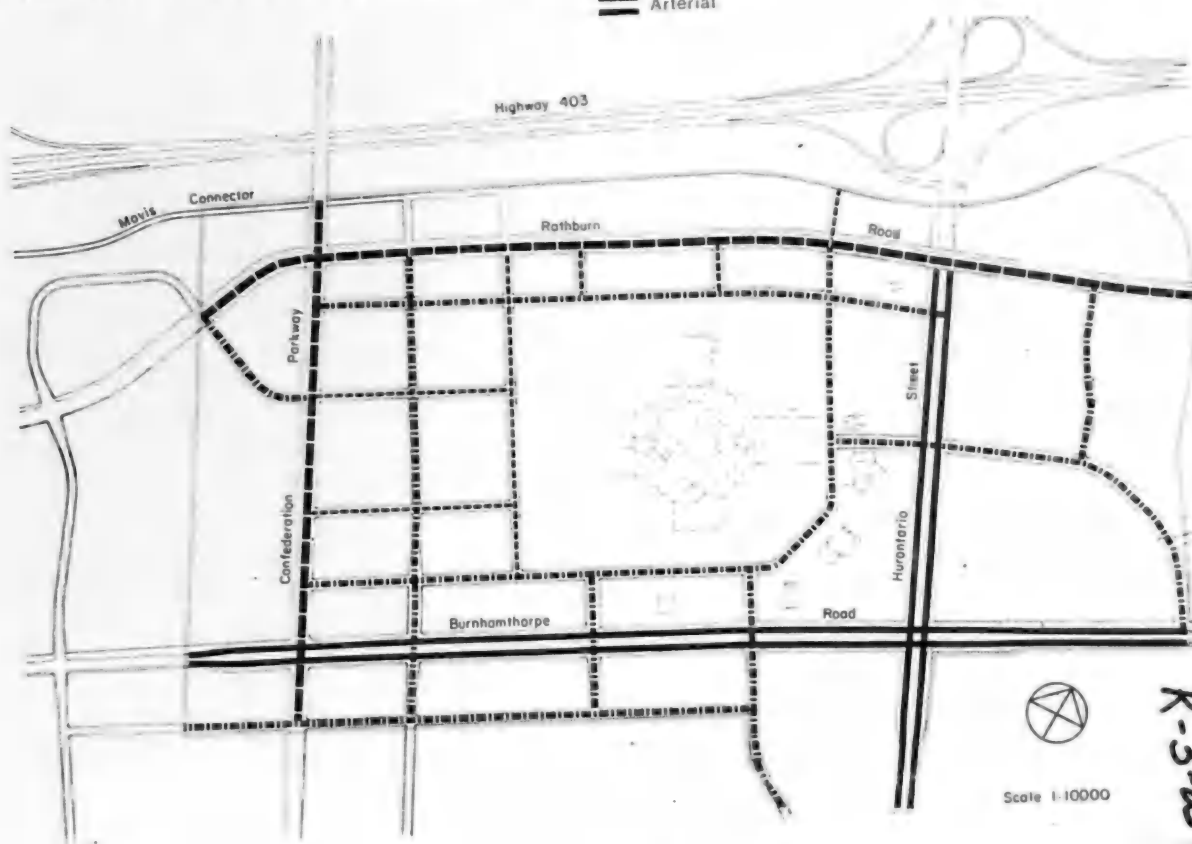


William P. Taylor
W. P. Taylor, P. Eng.,
Commissioner,
Engineering & Works Dept.

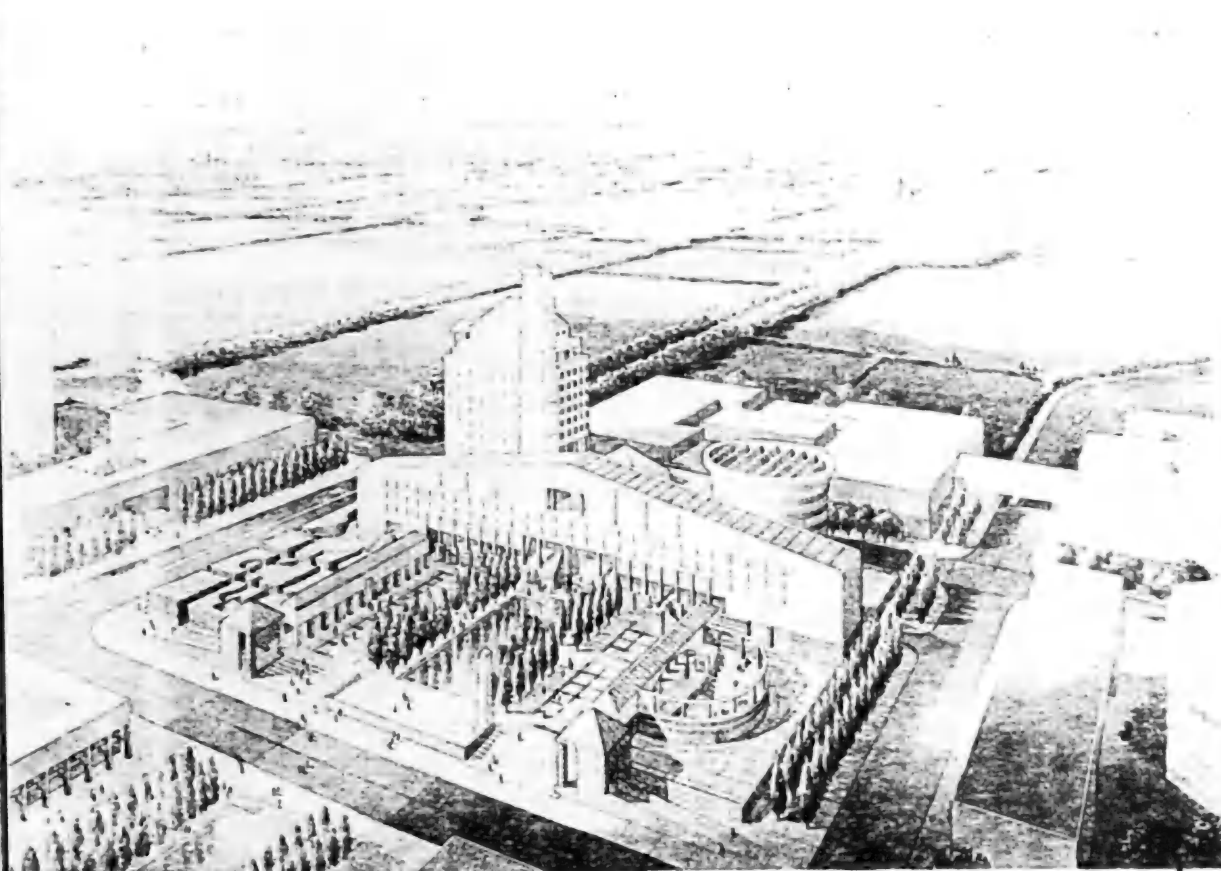
(see UB-2)

A - 281
Schedule 3
Road Network and Roadway Classification

- Local Road
- Collector
- Major Collector
- Arterial



R-3-a



3-4

5.1 THE BUILDING ON THE SITE

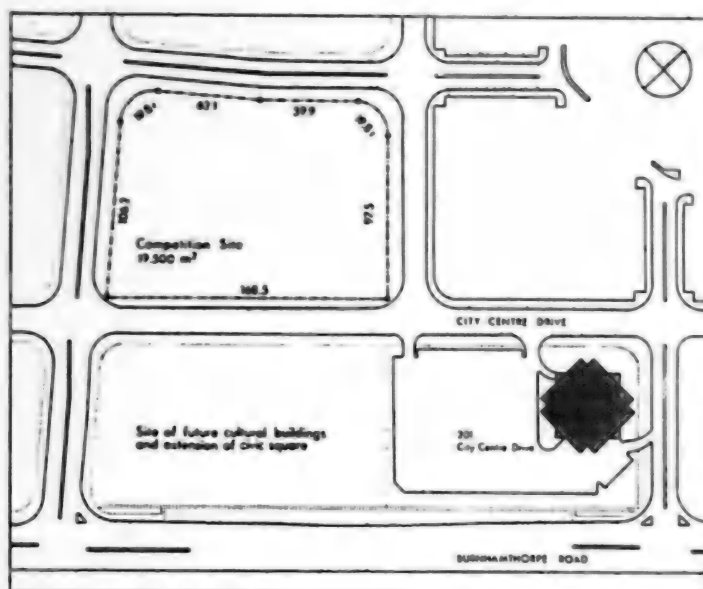
5.1.1 BOUNDARIES

The site is a full block located within the City Centre, to the west of the existing Square One complex. Together with the block immediately south of it, the site will constitute the Civic Centre.

The site will be bounded on all sides by streets with City Centre Drive along its southern edge.

The site is 19 500 m² in area. Dimensions of boundaries are included on the Base Plan which is enclosed with this document.

To the west of the site will be several blocks of mixed use development and a major City park, beyond which a residential subdivision is currently under construction. To the north will be a commercial development containing a retail mid-block pedestrian route. South of Burnhamthorpe Road West will be high density residential and office buildings.



R-3-2

UB-1

3625 Dufferin Street, Suite 503,
Downsview, Ontario M3K 1N4
Telephone (416) 635-7520

March 25, 1985

C.A. DATE MAR 25 1985

City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

C.A. DATE APR 8 1985

Attention: Mr. Terence L. Julian, A.M.C.T., C.M.C.

Re: Consolidated Report T-79046
Matthews Group Limited

Dear Sir:

On behalf of our company Milac Investments Limited, we herewith wish to express our strong concern with a number of matters relating to the conditions to be applied to the above mentioned plan, as such matters may detrimentally affect our interests.

The writer at the request of Mr. John Dorrell, of the Planning Department met with Mr. Dorrell and Councillor Taylor at 9:00am on today's date and only after that meeting was a copy of the subject report made available to our company. While at some disadvantage, in not having the subject material nor the counsel of our planning consultant or our solicitor who is presently out of Toronto on an Ontario Municipal Board Hearing, we attempted to propose possible solutions that could allow the matter to proceed without severely prejudicing our position vis a vis Milac's referral of its own plan to the Ontario Municipal Board for resolution principally of the equitable distribution of parks and schools amongst the land owners in the Dundas-Fairview Community. At 4:30pm on today's date, we received a call from Mr. Dorrell, advising that our suggestions were not acceptable and the matter was being brought forward essentially as drafted. As the report was only made available today and as such short notice was given that neither the writer nor our solicitor have had an opportunity to consider the matter and make proper presentations, we wish this letter to stand as our objection not only to the substance but the timing.

Yours truly,

MILAC HOLDINGS INC.



Ted Phelps

c.c. Councillor Larry Taylor
Mr. John Dorrell, Planning Dept.
Mr. Roger Beaman, Thompson, Rogers



City of Mississauga

MEMORANDUM

FILES: 17 111 84127
17 111 85907
11 141 00010

UB-2

To: Mayor and Members of Council
From: William P. Taylor, P. Eng.
Dept: Engineering & Works
2451
MAR 21 1985
C-0514

C.A. DATE: MAR 25 1985 March 20, 1985

SUBJECT: Construction of Roads and Installation of Underground Services for the New Civic Centre.

ORIGIN: 1985 Capital Budget Programme.

COMMENTS: The following is a summary of tenders received and opened by a Committee of Council on Tuesday, March 19, 1985:

1. Fermar Paving Limited	\$1,240,119.51
2. Pave-Al Limited	\$1,257,246.64
3. Graham Bros. Const.	\$1,270,579.50 (Corrected)
4. Dufferin Construction	\$1,277,924.50
5. Pit-On Construction Ltd.	\$1,281,656.70
6. Warren Bitulithic Ltd.	\$1,286,139.93
7. Kamlu Const. Ltd.	\$1,317,231.13
8. Keeway Construction Co.	\$1,358,750.00
9. Mardave Construction	\$1,362,940.50
10. Ambro Construction	\$1,365,000.29
11. G. Macera Contr. Limited	\$1,591,568.50
12. Conro Construction	\$1,682,862.25

The subject works include the construction of a new roadway system (City Centre Drive) through the site, realignment of the ring road at the southeast corner of the site, modifications to the existing road systems on the north and on the west, installation of storm sewers, sanitary sewers, watermain, electrical supply, underground circuits for future streetlights, sanitary sewer connections and water connections to the proposed Civic Centre. The supply and installation of streetlighting poles and luminaires together with the construction of sidewalks surrounding the site is not part of this tender and will be performed at a later date at a budget figure of \$150,000.00 (\$110,000.00 for streetlighting and \$40,000.00 for sidewalks). There is also approximately \$290,000.00 of works included in this tender payable by Hammerson Inc. which has been secured by way of a Letter of Credit.

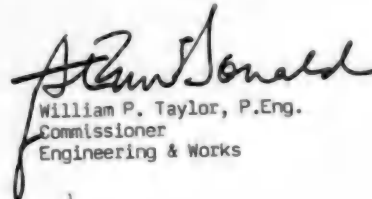
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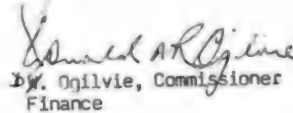
UB-2-a

Funding for this project was approved by Council as part of the 1985 Capital Budget in accordance with the City Manager's report dated January 21, 1985, at a gross cost of 1.66 million dollars, net cost of 1.37 million dollars. The Departmental estimate for these contract works is 1.2 million dollars.

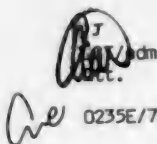
- RECOMMENDATIONS:
1. That the contract for the construction of roads and installation of underground services for the New Civic Centre be awarded to Fermar Paving Limited, the lowest bidder at the tendered price of \$1,240,119.51.
 2. That the by-law to authorize the execution of the contract for the construction of roads and installation of underground services for the New Civic Centre be approved by Council.

Approved by:
City Manager


William P. Taylor, P.Eng.
Commissioner
Engineering & Works


Donald A. Ogilvie, Commissioner
Finance


W. H. Munden
City Treasurer


0235E/7E

c.c. E. M. Halliday



UB-3

City of Mississauga

MEMORANDUM

To: H. MCCALLION, MAYOR, AND MEMBERS OF
CITY OF MISSISSAUGA COUNCIL

From: IAN W. SCOTT, COMMISSIONER
Dept: RECREATION & PARKS DEPARTMENT

C.A. DATE

March 15, 1985

G.C. DATE

MAR 20 1985

2246

11 14 1985

E-04-01

K-13-01

SUBJECT:

Small Boat Docking Facility - J.C. Saddington Park

ORIGIN:

Recreation and Parks Department

COMMENTS:

In the past the Recreation and Parks Department has provided a small boat docking facility at J.C. Saddington Park through various forms of agreement with the private sector. Prior to January of 1984 the City had a lease agreement with Mr. Wayne Andrews of Andrews Marina and Charter Fishing Fleet Ltd. to operate a small boat docking facility at J.C. Saddington Park. This lease was terminated in December of 1983 at which time the Department received a tender proposal from Shortwave Marine Electronics Ltd. to operate a small boat docking facility at J.C. Saddington Park based on the following conditions:

1. That Shortwave Marine Electronics Ltd. (S.M.E. Ltd.) be allowed to install sectional floating docks suitable for the rental of 10 to 12 boat docking spaces.
2. That S.M.E. Ltd. be allowed to operate rental for 12 to 15 canoes and paddle boats.
3. That S.M.E. Ltd. pay the City of Mississauga a seasonal rental of \$1,000.00 plus an additional 30% of gross revenue exceeding \$10,000.00 per annum.
4. That S.M.E. Ltd. provide \$2,000,000.00 (\$2 million) public liability insurance naming the City of Mississauga and the Credit Valley Conservation Authority as co-insured.

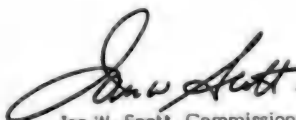
UB-3-a

5. That S.M.E. Ltd. ensure that all boats and all docks be kept in a safe operating condition and that they meet Department of Transportation requirements for use on the Credit River.
6. That S.M.E. Ltd. provide supervision and rules and regulations as approved by the Recreation and Parks Department for the operation of canoe and paddle boat rentals.

Throughout the 1984 boating season S.M.E. Ltd. met all the above conditions and carried out what the Department feels was a very satisfactory operation at J.C. Saddington Park. Based on this we have incorporated the above conditions into a license agreement which we are recommending that the City enter into with S.M.E. Ltd. for a term of five (5) successive seasons commencing in May of 1985 and terminating in November of 1990.

RECOMMENDATIONS:

1. That the City of Mississauga enter into a license agreement with Shortwave Marine Electronics Ltd. for the operation of a small boat docking facility at J.C. Saddington Park for a period of five (5) successive seasons commencing May of 1985 and terminating in November of 1990.
2. That a by-law authorizing the execution of a licensing agreement between the City of Mississauga and Shortwave Marine Electronics Ltd. for the operation of a small boat docking facility at J.C. Saddington Park be enacted and passed.



Ian W. Scott, Commissioner,
Recreation and Parks Department

Doc 8088r/0363R
BA:mj

c.c. E. M. Halliday, City Manager

rec.
Submitted by:
201

WEIR & FOULDS
Barristers & Solicitors

H.S.O. Morris, Q.C.	J.P. Hamilton	A. McN. Austin	M.S. Archibald, Q.C.	Suite 1600, Exchange Tower
J.J. Canby, Q.C.	J.D. McKellar, Q.C.	G.J. Smith, Q.C.	M.D. O'Reilly, Q.C.	P.O. Box 480
M.J. McQuaid, Q.C.	N.W.C. Ross	W.T.R. Wilson	B. Finlay, Q.C.	2 First Canadian Place
R.W. Rosenman	S.B. Stein	W.J. McNaughton	G.R. Baker	Toronto, Canada M5X 1J5
L.J. O'Connor	W.A.D. Miller	R.R. Wozenilek	L.C.E. Tanaka	
R.S. Singhmoh	P.M. Perill	K. Prehogan	J.G. Cowan	Cable Masemdon
J.L. Lutz	J.D. Winberg	D.R. Elver	M.A. Gray	Telecopier (416) 365-1876
J.E. Sargeant	J.S. Prypsnask	C.J. Teskus	B.N. McLellan	Telex 06-22471
J.D. Campbell	J.M. Buhman	R.E. Hawkins	J.G. Richards	Envoy 100 WF Office
L.A. Burger	T.G. Tishecott	A.K. Shaffer	L.M. Duffy	Telephone (416) 365-1110
J.A. Eberlein	E.A. Haspen	D.S. Tarshis		

I-1

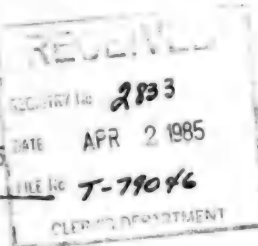
April 1, 1985.

DELIVERED

The Mayor and Members of
The City of Mississauga Council,
1 City Centre Drive,
Mississauga,
Ontario,
L5B 1M2.

APR 3 1985

C.A. DATE



Dear Mesdames/Sirs,

Re : Proposed Official Plan Amendment and
rezoning - Matthews Group Limited
land, south of Burnhamthorpe Road
West, west of Hurontario Street

We have received a copy of the revised consolidated report of
the technical requirements for the development of lands on the
Matthews Group Limited lands dated March 19, 1985.

On December 7th, 1984 we wrote to the Council on this matter.
In summary, it was our position that satisfactory arrangements
regarding the location and extent of schools and park sites south
of Central Parkway West and west of Confederation Parkway, should
be made before any major development is approved within the
Dundas-Fairview residential district. No arrangements satisfactory
to our client have been made.

It is, therefore, our submission to Council that the consolidated
report for draft approval should not be approved by Council until
such arrangements have been made.

We understand that this matter is going to be dealt with by the
General Committee at its meeting on Wednesday, April 3rd, 1985.
We are asking the Clerk's office to place this letter on the Agenda
for the above-referenced matter. We would appreciate it if you

✓ TO BE RECEIVED :

.....2/.

see R-1 + UB-1

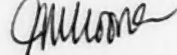
- 2 -

I-1-a

would advise us of the actions taken by the General Committee
and Council in connection with this request.

Yours very truly,

WEIR & FOULDS



f M.J. McQuaid

MJM/wh.
c.c. Clerk - City of Mississauga



MATTHEWS GROUP LIMITED

SUITE 502
201 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO
L5B 2T4
(416) 848-5500
TELEX No. 064-78585

I-2

April 2, 1985

Mr. R. G. B. Edmunds
Commissioner of Planning
City of Mississauga
1 City Centre Drive,
Mississauga, Ontario

RECEIVED
REGISTRY No. 2817
DATE APR 3 1985
FILE No. T-79046
CLERK'S DEPARTMENT

Re: Matthews Group Limited, 106 acres
Dundas-Fairview District, T-79046

Dear Sir,

Please be advised that we have read the Consolidated Reports with respect to the above noted, dated March 19, 1985 and revised March 29, 1985, and find that its contents are generally acceptable. Although we have some questions relative to some requirements, we assume that they will be dealt with in the review process prior to plan registration.

We further understand that with respect to Item 22 of the same report, that the Engineering Department has agreed to a change in the clause such that Block L will be developed in conjunction only with adjoining lands, as a roadway.

Yours truly,

MATTHEWS GROUP LIMITED

Jack Matthews
Jack Matthews *per: J.W.*
Development Manager

JM/ew

Spec. Council Apr. 3/85

16: HEK, RS, TS, DCoat, DCut, sm.

1.6:

2: AMCD, EMH, RE, AF, LWS.

7, 1, 1 9:25 am.

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R-2- °). ~ M. AF- ~ ~ M.

UB-2- TS- 1-3 4-5-6-7

EMH- 6 $\frac{c}{\sqrt{\gamma}}$

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$$\text{dec: } \sqrt{x} \rightarrow \sqrt{y}, P \wedge G \rightarrow y.$$

adj: 9: 35 am.



City of Mississauga

MEMORANDUM

To Mayor and Members of Council
and Department Heads

From T. L. Julian

Dept. Clerk's

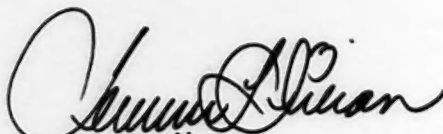
Dept. _____

April 1, 1985

Re: SPECIAL COUNCIL MEETING
WEDNESDAY, APRIL 3, 1985, 1:30 PM

A Special Council Meeting had been called for 1:30 PM on Wednesday, April 3, 1985, to consider the award of the following contracts with respect to the new Civic Centre:

1. Masonry
2. Glazed Roofing
3. Windows/Entrances


T. L. Julian
City Clerk